

# Marion County Hospital District

## Board of Trustees Special Meeting

November 27, 2019 @ 2:00 p.m.

Rich Bianculli, Chairman

### Call to Order

Rich Bianculli called the November 27, 2019 special meeting of the Marion County Hospital District Board of Trustees to order at 2:00 p.m.

### Board Members Present

Rich Bianculli, Randy Klein, Ken Marino, David Cope, Sam McConnell

### Board Members Absent

Sheryll Goedert and Ram Vasudevan

### Present by Phone

None

### District Counsel Present

Joe Hanratty

### Others Present:

Curt Bromund, Debra Velez

**Subject: Beacon Point Transitional Services Discussions Meeting** - The purpose of the special meeting is to determine how to move forward with the property located at 1665 SW 7<sup>th</sup> St, Ocala, FL 3447 that is currently under contract with a third-party entity. It was requested the current contract be amended so MCHD and Board of Trustees have enough time for Due Diligence. Each of the trustees in attendance provided their considerations of moving forward with the property:

**David Cope:** brought the following concerns about moving forward with acquisition of property retention drainage system, parking, use of property, and who would be providing services. David stated that substantial parking is needed to make him comfortable with purchasing the property. He is not comfortable with the price and wants to see if we could renegotiate the price. David would also like Geotech to conduct an assessment of the site regarding a drainage retention area.

**Sam McConnell:** Sam wants MCHD to help the mental health issues in Marion County. The proximity of the site is attractive to Beacon Point but he is concerned about the traffic and people crossing the busy road. In the future, Sam would like to build a brand-new mental health hospital from scratch that people around the US would want to utilize. He feels the property on SW 7<sup>th</sup> Street will allow MCHD to gain some experience to move to a larger scale, he also feels the property has a lot of wasted space and there needs to be some renovation that will be costly. Sam's biggest concern is who will run the facility.

**Kevin Marino:** Ken discussed the intended population of the property is for individuals who are under insured or indigent, he is concerned The Centers will get the indigent clients not the provider of the facility. He also feels we are moving too fast on trying to obtain this facility and we should request the county to subsidize part of the building on a long-term basis.

**Randy Klein:** Randy pointed out that we may have to subsidize this project just like FreeDOM and is concerned that we will not be able to sell the building down the road.

Discussion were then held about zoning of the potential Beacon Point Transitional Living facility. MCHD would need to have Zoning complete a Land Development Regulations to create a new use of property. It was discussed and it could take up to six months to rezone the property. In addition to zoning, it was discussed how the licensing of the facility by the Department of Children and Families, JACO, and FARRS would have to also have to be a consideration for moving forward with purchasing the property.

- David Cope made a **Motion** to assign and transfer the current contract on 1665 SW 7<sup>th</sup> St, Ocala, FL property from BWB and Associates, LLC between Hanimi R. Challa and Jamuna Challa, to the Marion County Hospital District and Hanimi Challa and Jamuna Challa. In addition, BWB and Associates will be paid back their deposit of \$100,000. Sam McConnell seconded the **Motion**. The **Motion** passed unanimously.
- Randy Klein made a **Motion** to amend the current contract with Hanimi Challa and Jamuna Challa to extend Due Diligence to January 28, 2020 and extend permitting, zoning, and licensure to June 30, 2020. David Cope seconded the **Motion**. The **Motion** passed unanimously.

**The following action items need to be completed by the January 27, 2020 Board Meeting:**

- 1) GeoTech needs to conduct an assessment of the site regarding a drainage retention area.
- 2) Need a Civil Engineer to determine if we can get additional parking that may be required by the city.
- 3) Ask Marion County about funding to subsidize the operations of the building.
- 4) Request Community Foundation to assist with finding state or federal funding for this project.
- 5) Identify potential provider of the facility.
- 6) A general inspection of the facility should be performed.
- 7) The HVAC systems should be tested (requires electric power).
- 8) With A/C systems operating, mold testing should be done.
- 9) A detailed "punch list" should be prepared with cost estimates.
- 10) City of Ocala utility billing history should be reviewed.

**Adjournment**

Rich Bianculli adjourned the meeting at 2:59 p.m.

  
**Rich Bianculli, Chairman**